

[Provisional Translation Only]

This English translation of the original Japanese document is provided solely for information purposes.

Should there be any discrepancies between this translation and the Japanese original, the latter shall prevail.

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Issuer

Ichigo Office REIT Investment Corporation (“Ichigo Office,” 8975)

1-1-1 Uchisaiwaicho, Chiyoda-ku, Tokyo

Representative: Yoshihiro Takatsuka, Executive Director

www.ichigo-office.co.jp/en

Asset Management Company

Ichigo Investment Advisors Co., Ltd.

Representative: Hiroshi Iwai, President

Inquiries: Norio Nagamine, Head of Ichigo Office

Tel: +81-3-3502-4891

Ichigo Office Portfolio Occupancy (Flash Data) – October 2021

		September 2021 (Final: A)	October 2021 (Flash: B)	Difference (B) - (A)
Total		96.7%	95.4%	-1.3%
By Asset Type	Office	96.8%	96.9%	+0.1%
	Other	94.4%	53.5%	-40.9%
By Area	Central Tokyo	95.4%	95.4%	–
	Tokyo Metropolitan Area	96.1%	96.7%	+0.6%
	Four Major Regional Cities	98.9%	98.6%	-0.3%
	Other Regional Cities	99.2%	88.8%	-10.4%
No. of Assets		86	86	–
No. of Tenants		931	930	-1
Leasable Area		264,685.73m ²	264,700m ²	
Leased Area		255,928.33m ²	252,500m ²	

Notes:

1. The above are unaudited month-end figures.
2. Leasable Area is the total area of space available for leasing, and may have small adjustments due to renovations or variations in rental contract terms.
3. Central Tokyo refers to Chiyoda, Minato, Chuo, Shinjuku, Shibuya, and Shinagawa Wards. Tokyo Metropolitan Area refers to Tokyo (excluding the six wards above), Kanagawa, Chiba, and Saitama Prefectures. Four Major Regional Cities refers to Osaka, Nagoya, Fukuoka, and Sapporo.

Explanation of Changes

Occupancy decreased for Other and Other Regional Cities due to a departing tenant at Future IZUMI, but increased for Office and Tokyo Metropolitan Area due to a new tenant at the Ichigo Hongo Building.

Value-Add Actions

Ichigo Office works to increase tenant satisfaction via value-add capex and other measures.

In recent years, Ichigo Office's assets have faced increasing risk of earthquakes and natural disasters tied to global warming. In order to promptly identify areas affected by natural disasters and quickly assess any damage to its assets, Ichigo Office uses Susport®, a real-time reporting system developed by its sponsor, Ichigo. Susport® enables a rapid response by clearly identifying assets subject to the disaster and providing a chronological history of Ichigo Office's responses.

Ichigo Office will continue to drive tenant satisfaction by providing safe office spaces for its tenants, including during the event of a disaster.